



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, JULY 18, 2023
4:00 P.M.

1. CALL TO ORDER / KOMA CONFIRMATION / ROLL CALL

- (1.1) Call to Order
- (1.2) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.
- (1.3) Roll Call

2. APPROVAL OF MINUTES

- (2.1) Approval of the Minutes of the June 20, 2023 regular meeting.

3. NEW BUSINESS

Public Hearing Items

The applicant or an appointed representative must be present in order for the Planning Commission to take action on an item.

- ***Quasi-Judicial Matters***

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- (3.1) Application #CU23-2, filed by RANDS Properties LLC., requesting approval of a Conditional Use Permit to allow the construction of a mini-warehousing storage facility in a C-5 (Service Commercial) zoning district. The subject property is legally described as Lots 1-8, Block 8, and the adjacent vacated alley, all in the Woodland Addition and the adjacent vacated alley to the City of Salina, Saline County, Kansas and addressed as 500 E. Pacific Avenue.
- (3.2) Application #CU23-3, filed by Ashlyn Johnson, requesting approval of a Conditional Use Permit to allow the establishment and operation of a Group Day Care Home in an R-1 (Single-Family Residential) zoning district. The subject property is legally described as a portion of Lot 22, Block 20 in the Belmont Addition to the City of Salina, Saline County, Kansas and addressed as 2307 Mayfair Drive.

- (3.3) Application #CU23-4, filed by Jodi Pappada, requesting approval of a Conditional Use Permit to allow the establishment and operation of a Group Day Care Home in an R-1 (Single-Family Residential) zoning district. The subject property is legally described as Lot 17, Block 3 in the Kraft Manor Addition to the City of Salina, Saline County, Kansas and addressed as 1828 Larson Street.
- (3.4) Application #CU23-5, filed by Alicia Thompson, requesting approval of a Conditional Use Permit to allow the establishment and operation of a Group Day Care Home in an R-1 (Single-Family Residential) zoning district. The subject property is legally described as the South 42 ft. of Lot 17 and the North 21 ft. of Lot 18, Block 6 in the Circle Addition to the City of Salina, Saline County, Kansas and addressed as 1605 Dover Circle.

- **Legislative Matters**

- (3.5) Application #Z23-5, filed by Christina Small, Early Childcare Initiative Director for the Salina Area United Way, requesting approval of the following amendments to the Salina Zoning Ordinance:
 - 1. Deletion of Group day-care centers providing care for no more than twelve (12) children in an occupied dwelling from the list of conditional in the RS (Single-Family Residential Suburban), R (Single-Family Residential), R-1 (Single-Family Residential), R-2 (Multiple-Family Residential), R-2.5 (Multiple-Family Residential), R-3 (Multiple-Family Residential), and MH (Manufactured Home Subdivision) zoning districts.
 - 2. Amendment of Section 42-60(2) to add Group Day Care Home providing care for no more than twelve (12) children to the list of permitted Home Occupations.
 - 3. Deletion of the definitions for Day care home and Group day care center from Article XIV (Definitions) of the Zoning Ordinance.
 - 4. The addition of definitions for Family Day Care, Licensed Day Care, Group Day Care, Preschool, and Child Care Center to Article XIV (Definitions) of the Zoning Ordinance.

Administrative Items

- (3.6) Application #P23-1A, filed by Stan Byquist, requesting approval of a final plat of a 15 lot subdivision of a 16.37 acre tract of land located on the south side of the Knox Sandpit (to be platted and known as Lakeview Estates Addition No. 3).
- (3.7) Application #Z99-20C, filed by Charles Renz on behalf of Long-McArthur Ford, requesting approval of an amended site development plan for the Long-McArthur Ford dealership. The subject property is legally described as Lot 3, Block 1 of Long-McArthur Addition No. 3 and addressed as 3450 S. 9th Street. [This property is located in the South 9th Street Overlay District.]

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

5. PUBLIC FORUM

6. ADJOURNMENT

Attending the Meeting via Zoom

Planning Commission meetings can be attended in-person at the City/County Building in Room 107 or via Zoom until further notice. To participate via Zoom, use the following link: <https://us02web.zoom.us/j/82421695729>. The meeting can also be accessed by phone at 1-346-248-7799. Enter Meeting ID: 824 2169 5729 when prompted. For more information on how to join the Zoom meeting, please refer to the *Helpful Hints* document that is attached to this agenda.

Record of this Meeting

This public meeting will be recorded by Salina TV and available to view online free of charge at <http://salina-tv.com>. To receive meeting packets by email, subscribe to *Email Notifications* at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.